



**Agenda Item Number:** \_\_\_\_\_

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** March 23, 2010

**Department:** Zoning, Building, Planning **Staff Contact:** Adella Gallegos, Assoc. Program Planner

**TITLE:** CONSENT: Special Use Permit for Specific Uses for Self-Storage and Truck & Trailer (RV) Storage (CSU-20100004)

### **COUNTY PLANNING COMMISSION RECOMMENDATION:**

Approval

### **SUMMARY:**

At the February 3, 2010 public hearing, the County Planning Commission voted 7-0 to recommend approval of a Special Use Permit for Specific Uses for Self-Storage and Truck & Trailer (RV) Storage on Tract 200A, West of Westland, located at 18200 I-40 West Frontage Road, zoned A-1, and containing approximately 7.23 acres. The decision was based on the following five (5) Findings and subject to the following thirteen (13) Conditions.

#### **Findings:**

1. This is a request for a Special Use Permit for Specific Uses for Self-Storage and Truck & Trailer (RV) Storage on Tract 200A, West of Westland, located at 18200 I-40 West Frontage Road, zoned A-1, and containing approximately 7.23 acres.
2. The property is within the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86 in that the land use is more advantageous to the community in that it encourages a locally-owned industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b. & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is not in significant conflict with adopted elements of the Southwest Area Plan in that it is a locally-owned operation that promotes the job creation and services and that will benefit area residents through community reinvestment.
5. This request is consistent with the health, safety and general welfare of the residents of the County.

#### **Conditions:**

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of  $\frac{3}{4}$  of an

acre or more. The applicant shall submit a copy of the permit to the Zoning, Building, Planning and Environmental Health Department and the Public Works Division for inclusion with the corresponding file.

2. The applicant shall submit a grading and drainage plan that includes passive harvesting of rainwater for landscape buffer areas to the Public Works Division for review and approval within 60 days after final Board of County Commissioners approval. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department and the Public Works Division.
3. The applicant shall submit a Traffic Scoping Report to the Public Works Division for review and approval within 60 days after final Board of County Commissioners approval. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department and the Public Works Division.
4. The applicant shall submit a copy of the approved State Department of Transportation driveway permit for commercial use to the Zoning, Building, Planning and Environmental Health Department within 60 days after final Board of County Commission approval.
5. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance. A solid fence or solid wall of at least six feet high as shown on page 7 of 7 of site development plan dated December 14, 2009 shall be erected as phasing occurs in addition to the required six-foot wide landscape buffer on the east, west and south of the site within 120 days from the date of residential construction.
6. Parking shall meet the standards outlined in the Zoning Ordinance. Prior to utilizing Phases 2, 3 and 4 of the subject site, paving and parking standards for each individual phase, in accordance to the Zoning Ordinance, must be completed.
7. Signage for the Special Use Permit shall meet the O-1 zone standards outlined Zoning Ordinance.
8. Vehicle maintenance shall be prohibited.
9. A revised site development plan consistent with the Conditions of Approval shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval. The site plan shall include the following:
  - a. A six foot landscape buffer on the south end of the subject site.
  - b. Twenty (20) foot wide driveway lanes on each side of the key pad entrance to the storage area.
  - c. Relocate well site approx. 70 feet to the west as recommended by the Office of Environmental Health.
  - d. Eliminate "Dump Station" and replace with vehicle storage space.
  - e. Add the words "Vehicle Storage Area" along the spaces noted for parking along the east side of property line.
  - f. Change Note 2 to read "Vehicle storage will be permitted only along the east property line. No vehicles will be truck tractors or road tractors."
  - g. Note 4, replace the word "proved" with "provided".
  - h. Include a six foot landscape buffer on the south end of the property.
  - i. Signage detail for wall mounted sign (sheet 5 of 7) required.

- j. Add Note 6 to read, "Prior to utilizing Phases 2, 3 and 4 of the subject site (Page 6 of 7) paving and parking standards for each individual phase, in accordance to the Zoning Ordinance, must be completed".
  - k. Add a Note 7 to include method of irrigation for the proposed landscaping.
- 10. Razor wire shall not be permitted. Wrought iron shall be used for additional security enhancements.
  - 11. The Special Use Permit shall be issued for (10) years.
  - 12. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
  - 13. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the right and privileges authorized by this Special Use Permit.

**ATTACHMENTS:**

- 1. County Planning Commission Notice of Decision Letter (February 5, 2010)
- 2. County Planning Commission Information Packet
- 3. Site Plan dated December 14, 2009 (Commissioners only)

## **STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING:**

Staff Recommends Approval